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13/03/2025

MS Natalie Bradey
92 / 8 Koorala ST
Manly Vale NSW 2093
[REDACTED]

RE: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093

I object to DA2025/0132 Construction of a McDonalds on the basis of existing traffic congestion in the area, and the traffic report submitted with this DA not being able to relieve the problem. In particular, I take issue with a number of assertions that the report makes. I believe these to not represent the actual conditions, and recognise the already troubled nature of the traffic congestion, as well as residents' already frustrated feelings towards it. I address the issues in the traffic report as follows:

2.4

I disagree with the queue on Roseberry St being caused primarily by the queue on Kenneth Rd congesting the roundabout. Sometimes this is so, but there are many times that the queue to turn right at the Condamine St lights extends east down Kenneth Rd and then turns right, around the Corner on Roseberry St. This is often the case at times that are not related to working hours, and instead caused by traffic to the retail businesses mid morning, lunchtime and during afternoon peak hours.

2.6

The counting sample time being chosen as only the Friday afternoon and Saturday peak times would not have captured the existing traffic congestion that occurs frequently at times not necessarily correlated to the usual expected peak times. This is why the McDonalds is a problem.

2.12

I'm not a traffic engineer and I don't understand how a computer program simulates the wait time at an intersect at only 40 seconds. I can tell you that, when returning from Fairlight via Roseberry St (to my house on Koorala St) during the middle of the day on a weekday, I get stopped at the south Roseberry St / Balgowlah Rd roundabout as cars using the parallel parking at the corner shops create a traffic jam. I then travel 50m and then have to queue from Hayes St to continue straight through the roundabout at Roseberry St, have a 10 min wait as cars both turning left and right at Condamine St clog the roundabout, then cars queueing down Kenneth Rd also clog the roundabout. I then stop at the pedestrian crossing also, then I finally eventually get to go through the roundabout to my house. This is the current condition of the traffic flows around the Roseberry St area.

3.12

The selection of Option 2 for managing the turn into the MacDonalds from Roseberry St is a poor choice. It does not consider the safety issues presented by having vehicles south-bound

of Roseberry St passing another vehicle waiting to turn into the MacDonalds, on the approach to a pedestrian crossing. It also fails to consider that if there is a queue of vehicles waiting to make a right hand turn into MacDonalds, this will cause the roundabout at the intersection of Kenneth and Roseberry Sts to become blocked. I have already pointed out that this is frequently blocked by north-bound Roseberry St traffic turning left on Kenneth Rd as well as west-bound Kenneth Rd traffic continuing through the roundabout at multiple times each day. The establishment of a queue of south-bound Roseberry St vehicles waiting to make a right hand turn into MacDonalds will make this an unacceptable safety hazard and this section of road unnavigable to residents.

3.21

I disagree with this MacDonalds being considered to have "no exposure to an arterial road" for the purposes of traffic generation. It is well known that Macdonalds signpost their outlets with huge light up Yellow lighting - the "golden arches" that can be seen from a kilometres away. This sign will be clearly seen from Condamine St, and will draw a large portion of customers from here. In fact, if this wasn't possible, I highly doubt that building an outlet here would make a viable business case.

3.26 I disagree with the impact of the McDonalds leaving us residents with a satisfactory level of traffic service. The computer model doesn't seem to have accounted for the fact that if any of the lanes in the roundabout are traffic jammed, then one or more of the other directions also is impacted. Considering that these traffic jams are currently mostly due to the traffic lights at Condamine St, I find it hard to believe that the delay is only 40 seconds, as I have often have to wait for multiple changes of lights to be able to get through this round about, and I generally avoid having to go through here during the morning and evening 9-5 peak hours.